Karen Johnson Davidson County
Batch# 785003 DEEDWARR
01/05/2022 12:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,341.25
20220105-0002109

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 064160C09000CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Bonnie Lynn Margolies, an unmarried woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 29th day of December, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bonnie Lynn Margolies

Bonnie Lynn Margolies

STATE OF Florida

COUNTY OF Lake

On this 29th day of December, 20 21, before me personally appeared Bonnie Lynn Margolies, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Nia A Hamilton

who produced driver license as identification.

Notary Public

Printed Name: Nia A Hamilton

Commission Expires:

08/03/2024

HH27454

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 914 Bexhill Court South, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 064160C09000CO

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bonnie Lynn Margolies, an unmarried woman by Warranty deed from James C. Johns and Lorraine L. Johns, husband and wife of record in Instrument No. 20140220-0014728 Register's Office for Davidson County, Tennessee, dated February 19, 2014 and recorded on February 20, 2014. Being also known as 914 Bexhill Court South Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 362,500.00

AFFIANT

Subscribed and sworn to before me, this 29 day of December, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
914 Bexhill Court South
Hermitage, TN 37076

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-29-2021 (date of document).

Kayla Short
Affiant Signature

12-29-2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 29 day of December, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024